

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S/3CS/5S3

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 200 Kenoak Road #1-12

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

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; M.D.

B.M.

c. Address: 200 Kenoak Road #1-12

City: Covina

Zip: 91723

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: AIN: unknown Elevation:
(located on the edge of the Adams Park Subdivision in Covina Park)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

200 Kenoak Road is an excellent example of Spanish Colonial Revival courtyard housing. The complex, constructed in 1924, consists of six units (each with two apartments). Each unit features a parapeted tile roof, smooth stucco exterior, and small front stoop. The units are oriented to face the central courtyard with their backs to the park (to the east) and Valencia Place (to the west). The complex sits close to the street on the edge of Covina Park with garages for the residences to the north of the property. The complex appears to have had little exterior alteration, with the exception of some aluminum windows on the front unit and some doors replaced, and is in good condition. Note: One of the current residents of the property stated that the plaster walls are still intact in many of the units.

Note: very intact, mentioned in Don Pf. Book on page 105 - development discussed in the Argus as "one of the largest housing propositions ever put over in Covina".

*P3b. Resource Attributes: (HP3) multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:
View S (10/5/06)

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1924 (Don Pf. Pg. 105)

*P7. Owner and Address:

unknown

*P8. Recorded by:

Historic Preservation Partners

419 Concord Avenue

Monrovia, Ca 91016

*P9. Date Recorded: 10/5/06

*P10. Survey Type:

Intensive Survey

*P11. Report Citation: Covina Town
Center Historic Resource Survey
prepared for City of Covina by Historic
Preservation Partners (2006-7)

*Attachments: ☐ NONE ☐ Location
Map ☐ Sketch Map

☒ Continuation Sheet ☒ Building,

Record

Structure, and Object

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S/3CS/5S3

*Resource Name or # 200 Kenoak Road

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dwelling

B4. Present Use: Dwelling

*B5. **Architectural Style:** Spanish Colonial Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

200 Kenoak Road was constructed in 1924, according to Don Pflueger and substantiated by Sanborn map records. According to the City of Covina, early building permits are no longer available. The building does not appear to have been altered on the exterior with the exception of some aluminum windows on the front unit and some replacement of doors on the street side of the complex. One of the current residents of the property stated that the plaster walls are still intact in many of the units.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: Covina

Period of Significance: 1929

Property Type: Dwelling

Applicable Criteria: C (NR), 3 (CR), 4 (local)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

200 Kenoak Road is locally significant under National Register Criteria C: Design/Construction. The complex embodies the distinctive characteristics of 1920s era courtyard housing, designed in the Spanish Colonial Revival style. The complex features key courtyard housing elements such as the detached parking area, long central courtyard with units faced into the courtyard, and garden setting. Courtyard housing was a popular typology in the 1920s in Southern California because the shared courtyard space allowed for the feel of a private single-family home without the large footprint and lot usually required. The house appears eligible for the California Register and Covina's local register under the same criteria (California Register Criteria 3 and Local Register Criteria 4). It does not appear to have been altered significantly and retains historic integrity.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

- Paul Robinson, Residential Architecture in Southern California (n.p., 1939).
- Rexford Newcomb, Spanish-Colonial Architecture in the United States (New York: J.J. Augustin, 1937).
- Don Pflueger, Covina: Sunflowers, Citrus, Subdivisions (Pasadena: Castle Press, 1964).
- Covina Building Permit File
- Los Angeles County Assessor's Records

B13. Remarks:

*B14. **Evaluator:**

Historic Preservation Partners
419 Concord Avenue
Monrovia, Ca 91016

*Date of Evaluation: Oct. 5, 2006

